



## STATEMENT

Keywords:

urban development patterns

livability

residential

decentralization

recentralization

mixed-use

prototype

How do the long-term effects of rapid housing development at a city's perimeter compare to those of adaptive reuse interwoven toward the city center?



## TYPOLOGY

*Decentralization* is a problem because it divides the city and caters to a non-pedestrian lifestyle.

As a solution, I propose a very minimally *mixed-use* typology building design *prototype* consisting of two, three-story, mixed use structures. Each exhibits an essential *community* programmatic space at ground level, natural foods market and day care, with residential units in the upper two stories. This design approach will allow for *integrated commercial and residential development*. The focus of this thesis design is *recentralization*; this design is ideally the start of many more to come that would dot the existing city development.

The initial design focus is located in north Fargo, west of University Drive, north of Main Avenue, east of 25th Street and south of 7th Avenue. Fargo's north-central region is a mix of residential, commercial and industrial zoning decorated with scattered ruins of warehouses, run-down commercial buildings and junk yard lots.



## GUIDING IDEA

*Developers* are contributing to and profiting from the problem of urban sprawl. *Residents* are contributing and promoting the issue by going where housing is available and affordable. The *action* of providing residential housing is inefficiently planned for livability and functioning. Inner city lots in need of repair/reuse are in disregard. *Urban sprawl* is quick and initially profitable resulting in long-term consequences such as poor inner city residential environments, disconnection from distant housing to inner city, and a less pedestrian oriented city.



*"Land is perhaps our most important limited resource, and current urban development patterns are clearly consuming the landscape in unsustainable ways."*

(Stephen Wheeler, "Planning Sustainable and Livable Cities," 1998)



## JUSTIFICATION



Repairing and maintaining inner city neighborhoods support growth for pedestrian activities, nodes and niches. Expanding at the outskirts creates automobile dependency and separation among community necessities. Bringing residential developmental focus back to where the existing amenities are at the center will bring back the livability aspect of the city. The final result also preserves undeveloped land and maintains the existing.

Region: Upper Midwest, United States, North Dakota

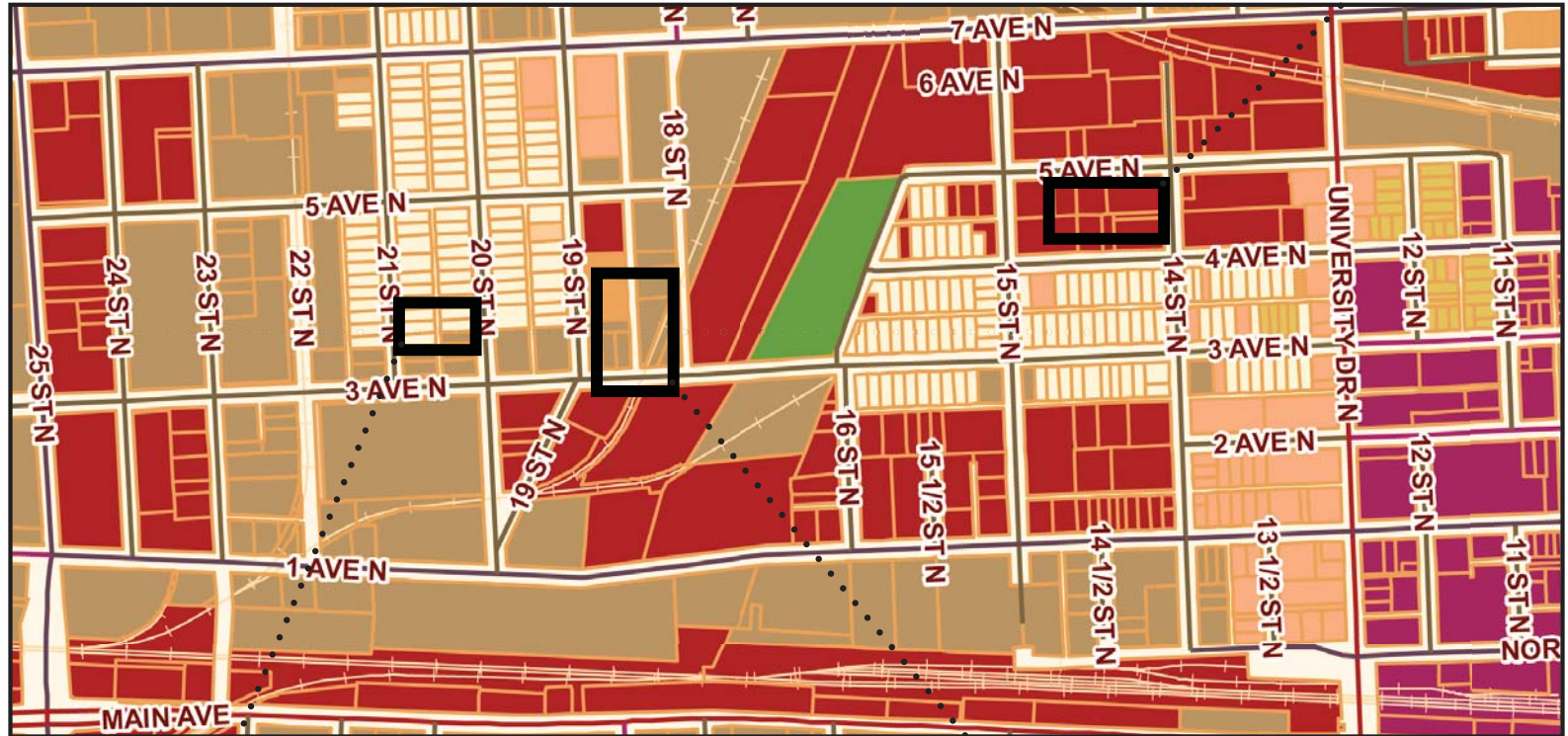
City: Fargo, ND

Site: Boundaries: North-7th Avenue N, East-University Drive,  
South-Main Avenue, West-25th Street

Address/PIN: 414 14th St N, 01-2340-00623-000



This particular site is of interest to me because it is the nearest region to the major downtown area of Fargo, with minimal maintenance or new development, and it has the best potential for city center growth in the path of this thesis project. Major landmarks in this direct region are a city park, the mix of residential, commercial and industrial, railroad and proximity to downtown.



Two other possible site opportunities not chosen for thesis:

302 19th St N

01-3300-02190-00

312 21st St N

01-3300-01680-000



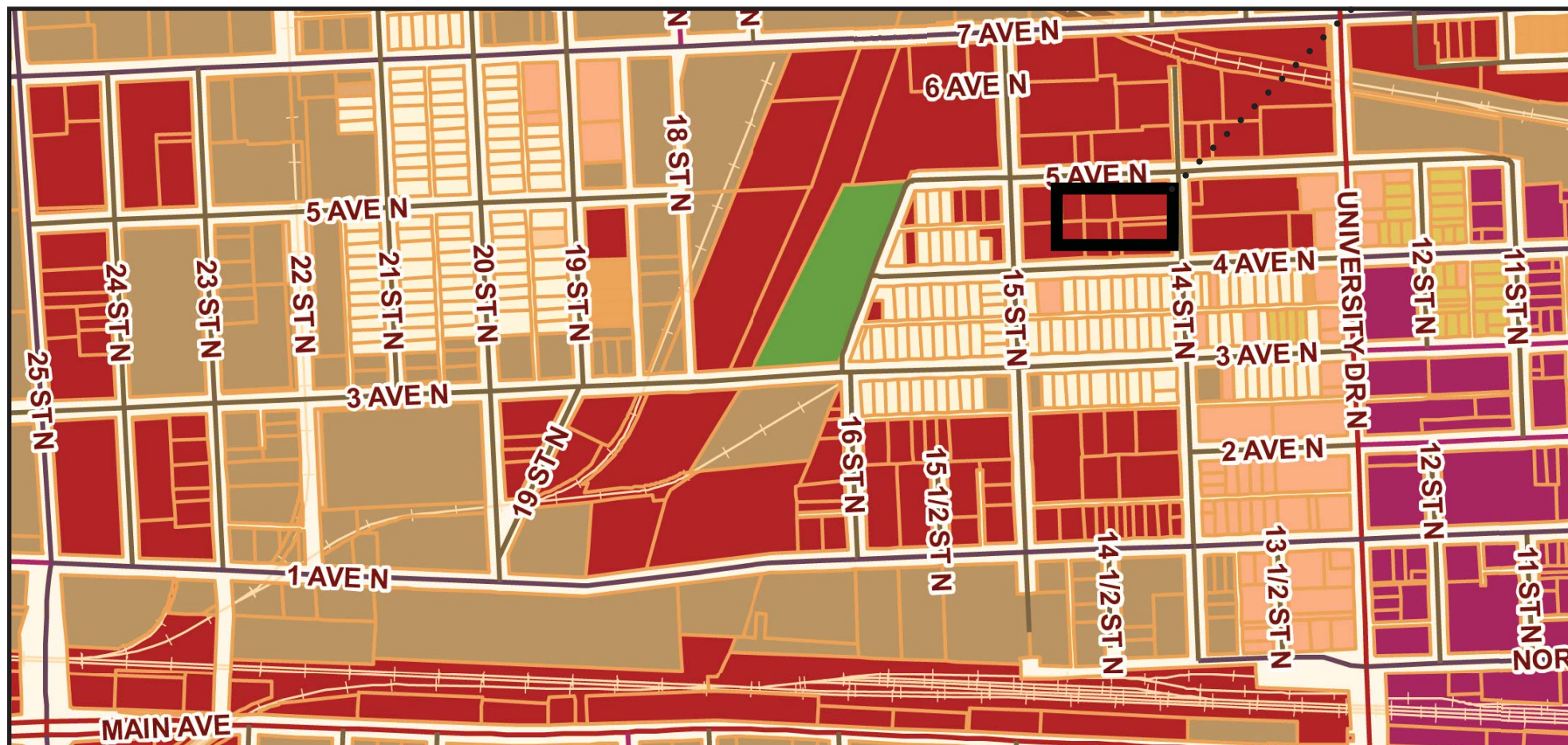


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## SITE ANALYSIS



Sports retail facility, north and across 5th ave. from site



Commercial industry west of site



Commercial industry west of site



Transition from commercial to residential, west of site



## DISTRESS HUMAN CHARACTERISTICS



On site, look to overflow of storage effecting the maintenance of the neighborhood



Human Characteristics, distress



Abandoned, boarded up commercial building, north of site

## HISTORY

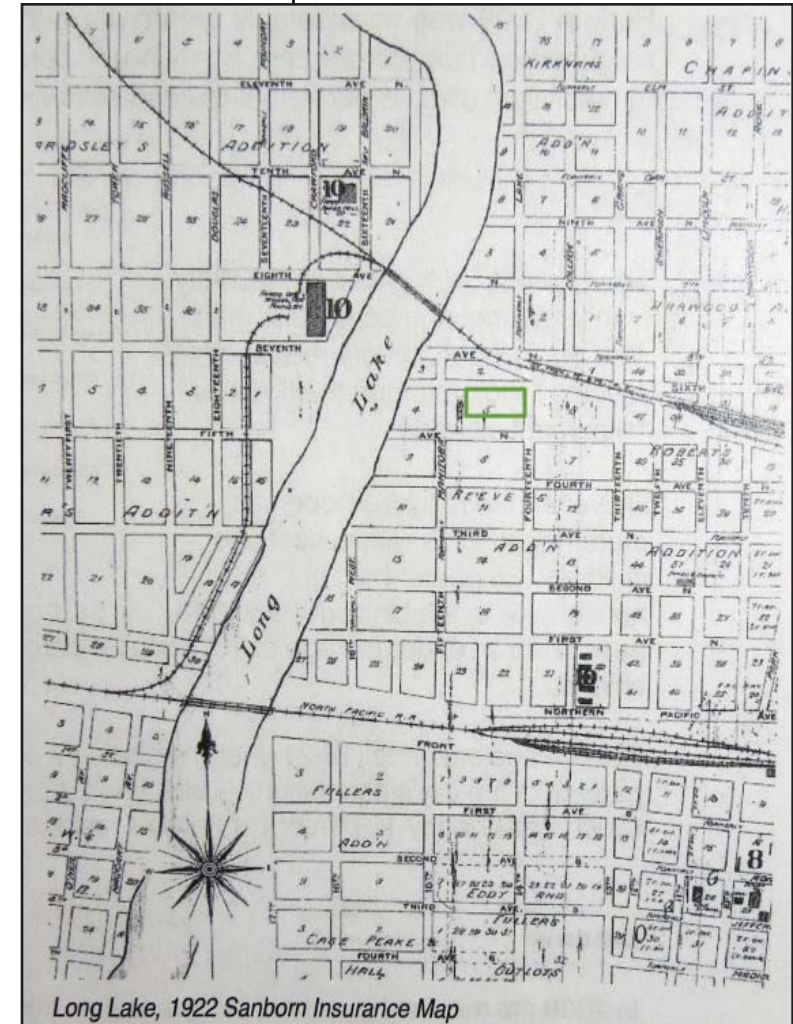
### Background

- Neighborhood: Unicorn Park
- Branched from industrial railroad connection
- Long Lake as west boundary, drained 1935
- Industrial warehouses brought in single-family housing

"It is this mix of residential and commercial land uses that make the Unicorn Park neighborhood a unique and vibrant place (Unicorn Park Plan, City of Fargo)."

### Railroad

- Transition step transporting manufacturing goods from train to truck to warehouse
- Steel frame, dock high concrete floor warehouses
- Alternative means of transport/manufacturing/storage leave waterhouses and commercial buildings abandoned or poorly kept



Unicorn park Plan, City of Fargo



## LONG LAKE



Looking west toward park on 3rd Avenue north, also note vehicular/human traffic

- Today, Unicorn Park
- Once recreational, social hub providing swimming, fishing and hunting
- Naturally directed from east to park at west end of neighborhood
- Providing pedestrian pathway to enhance and reintegrate the community



Looking north, Unicorn Park



Looking south, Unicorn Park





## RESIDENTIAL

- Nearly one-hundred percent single-family homes
- Current city proposal in planning is for more single-family homes which this thesis program disagrees.

Multi-family mixed use residential and commercial buildings being integrated within the area will bring the amounts of people necessary to create the type of pedestrian life and traffic all of these goals are aiming to achieve.

## CITY OF FARGO

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## FUTURE PLANNING

### City of Fargo's existing future plans for Improvement

- Safety
- Addressing property maintenance and supporting the idea of single family units
- Quality of Life

Ways to address these 3 goals in my design:

- Pedestrian oriented site
- Greening landscape
- Community beneficial business
- Connection to surround amenities and affordable/sustainable housing





North



East







South



West



## MAJOR ELEMENTS

### Residential

30-40, 1 and 2 bedroom dwelling units

Private balconies

Bedroom(s)

Combined living: Kitchen, Dining, Living

Bathroom(s)

Rooftop communal green space

### Commercial

4 to 5 Retail spaces at ground level

1) Laundry Facility

2) Convenience/Food

3-5) Boutique/Retail

### Site

Minimal parking spaces available

Minimal storage/garage units available

Outdoor recreation space incorporated on site



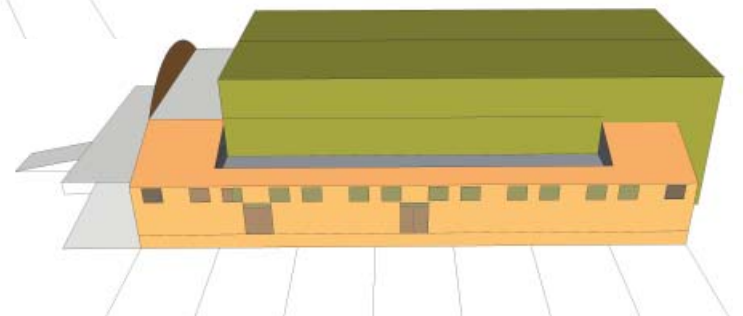
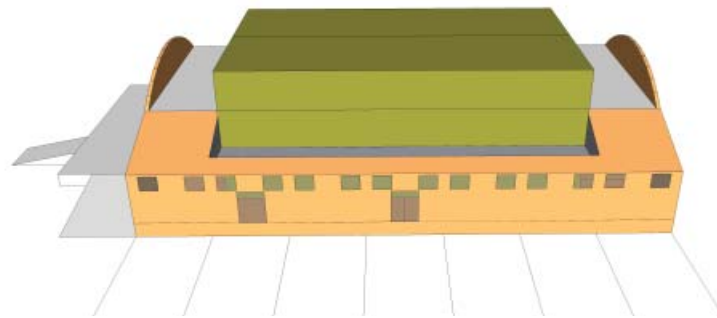
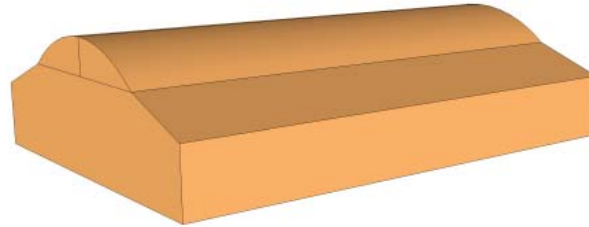
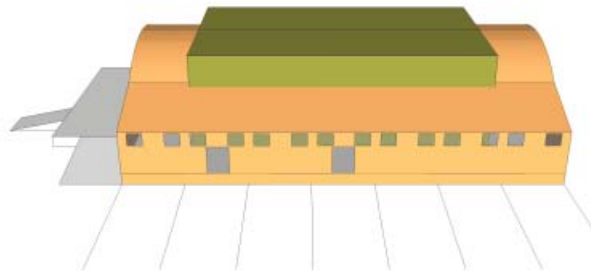


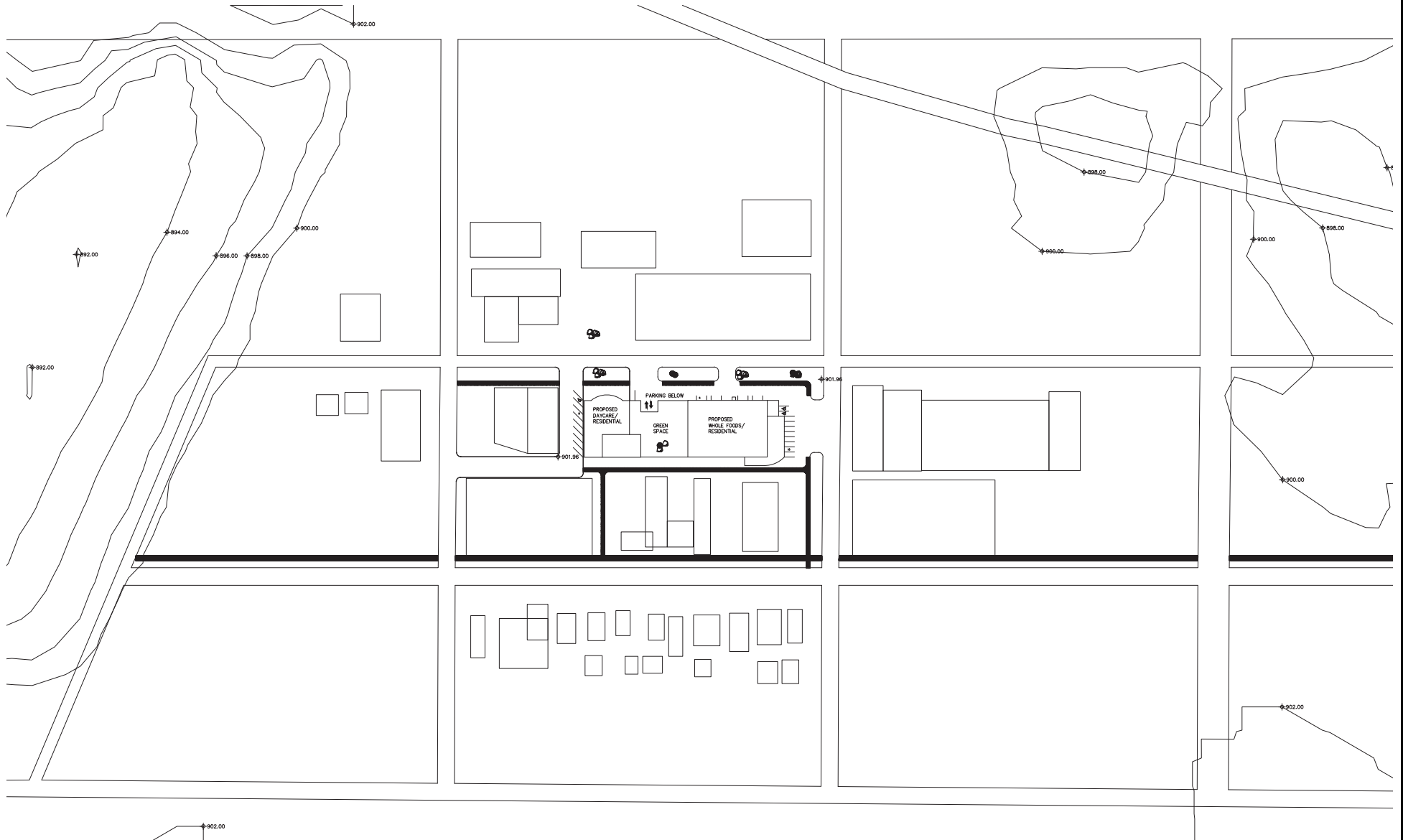
“It is no longer enough to just throw up cities and suburbs that are ugly, uncoordinated, automobile-dominated, and lacking in parks, sidewalks, local shops, community vitality, and sense of place. How do we make these places green, safe, convenient, and human-oriented?” (Wheeler, 490)

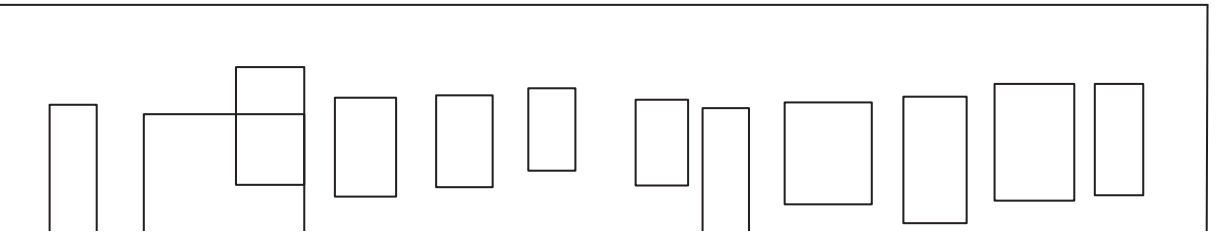
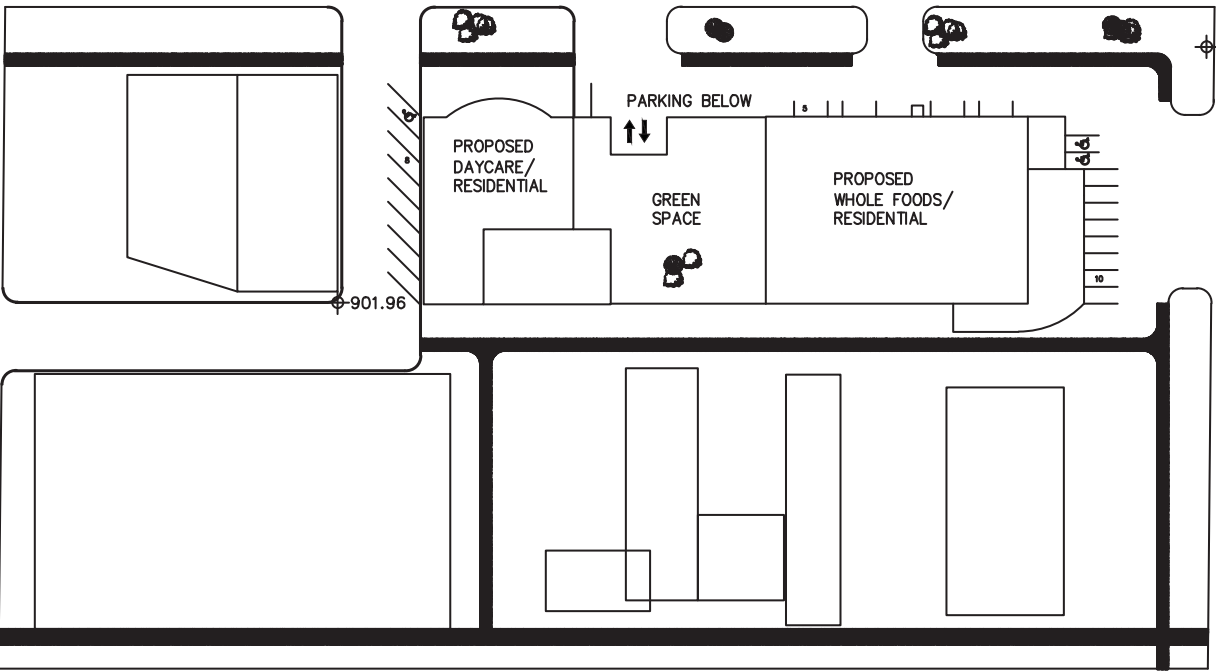
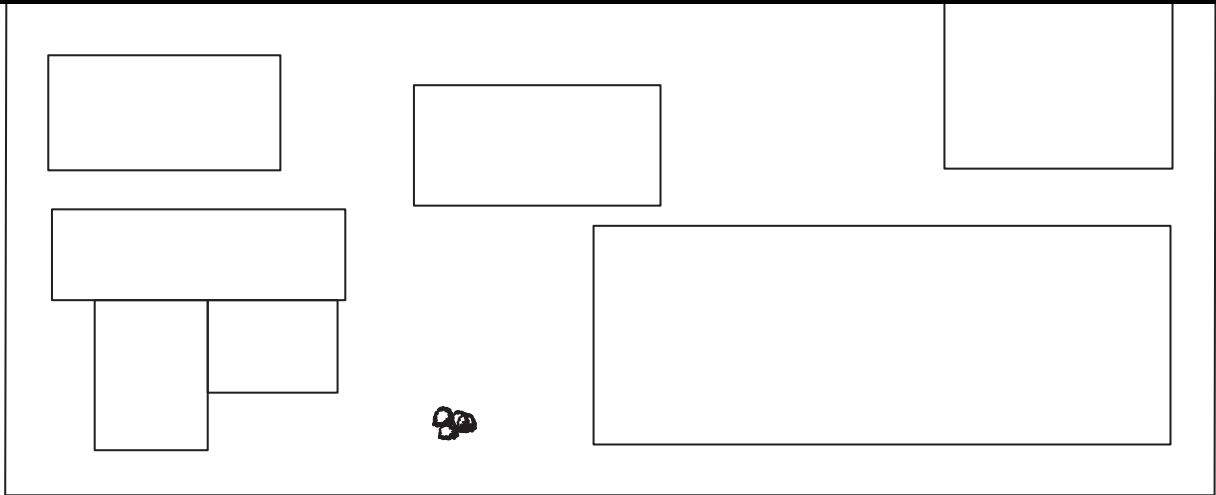




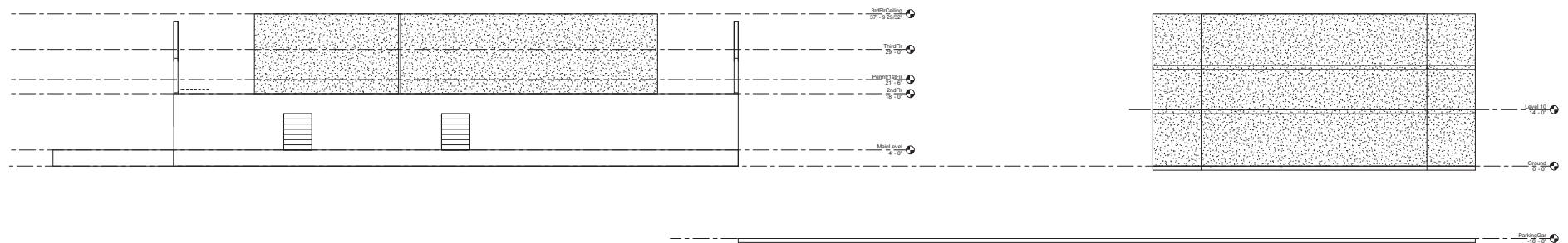
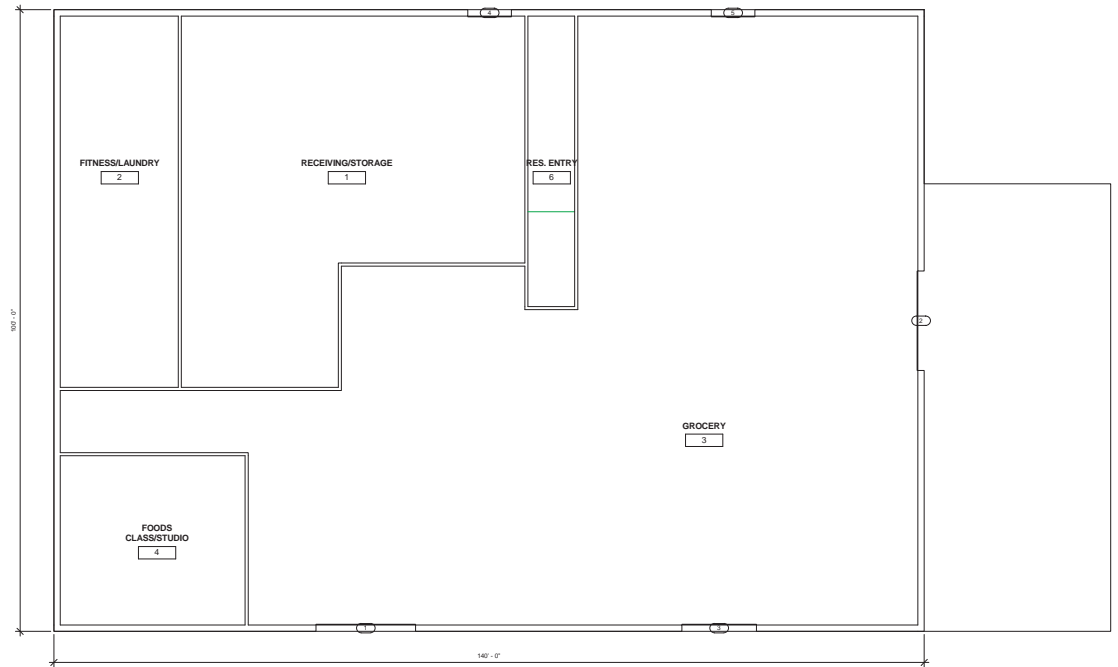
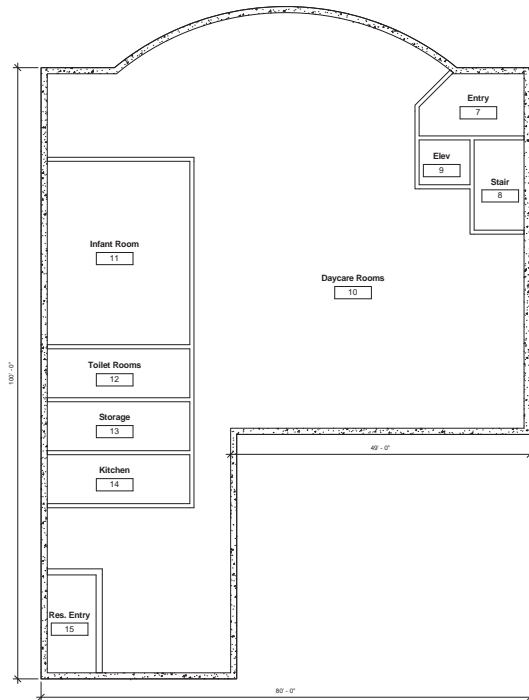
## CONCEPT

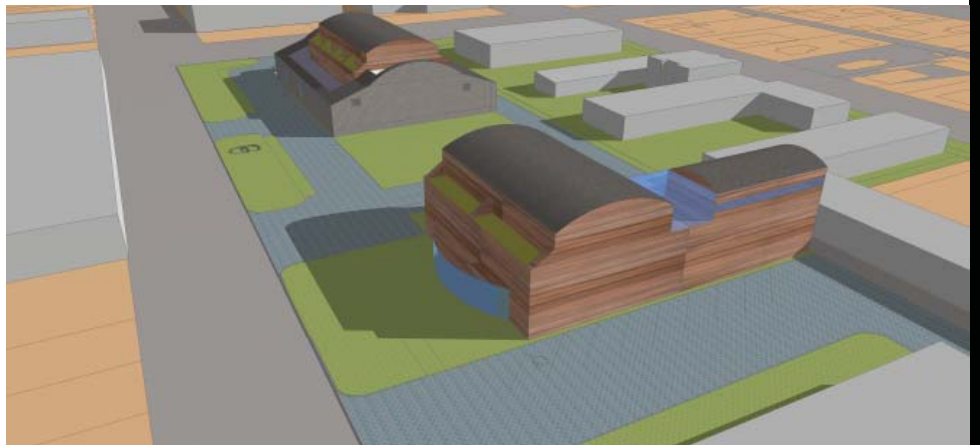














## MATERIALS

-Dock High concrete building pad

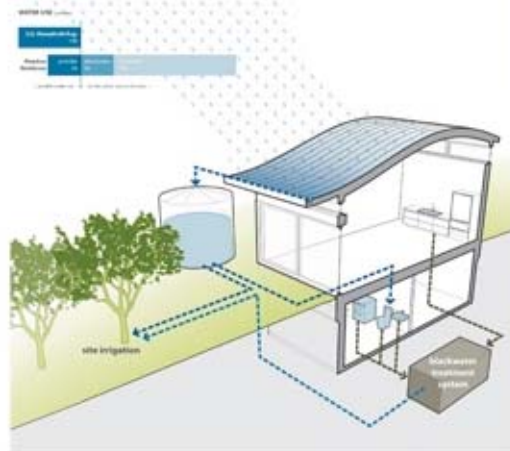
-Steel frame structure

-Metal siding

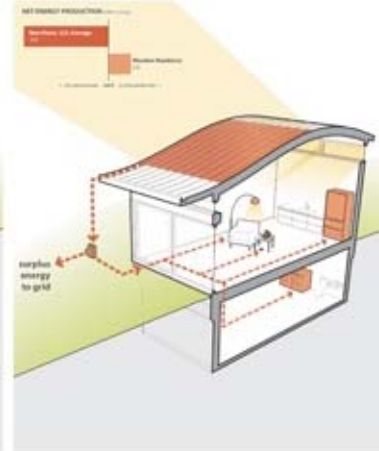
-Wood frame openings and operable overhead doors



## WATER



## SOLAR ELECTRIC



## SOLAR THERMAL





## STATEMENT

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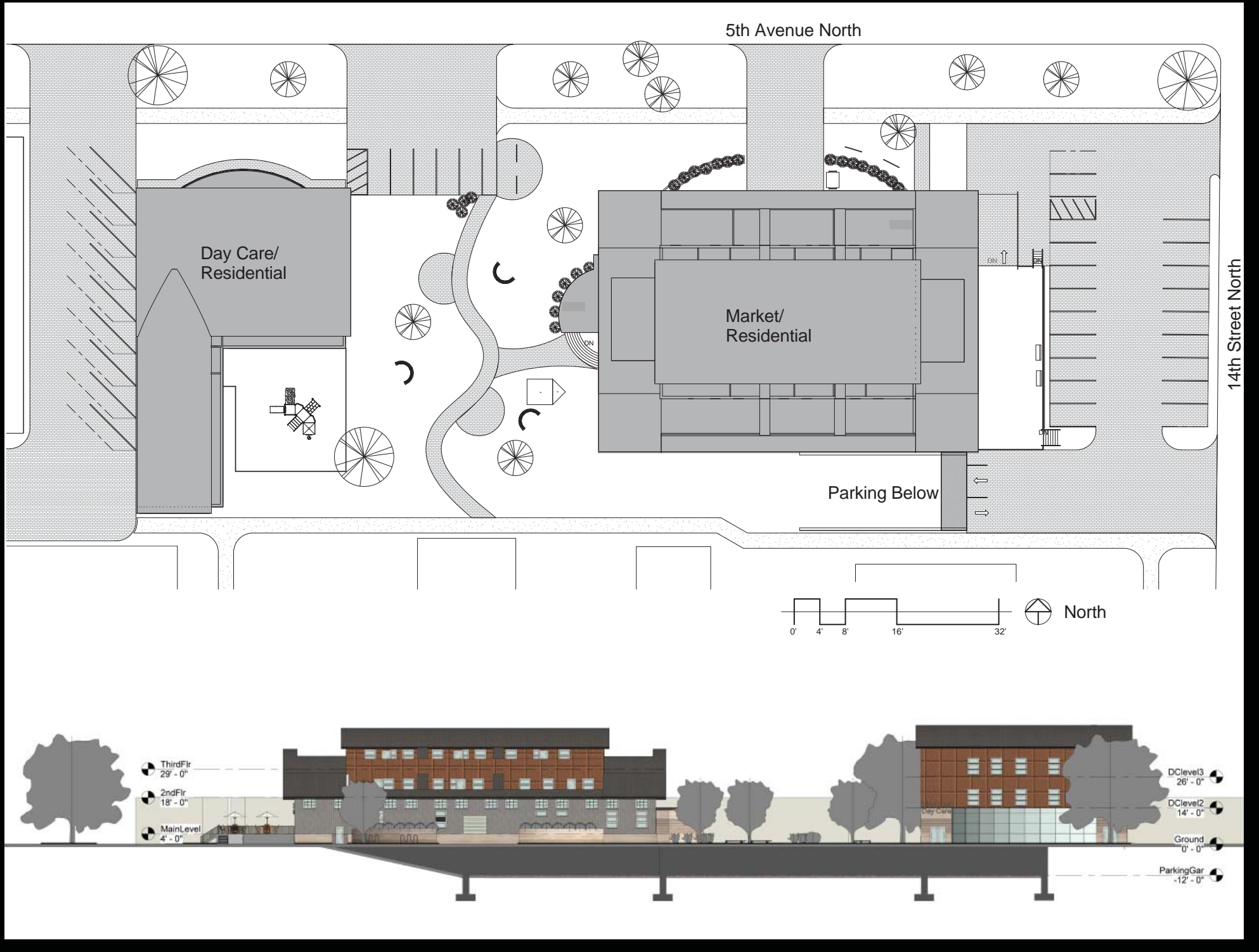
residential

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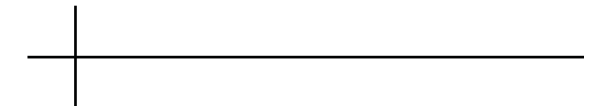
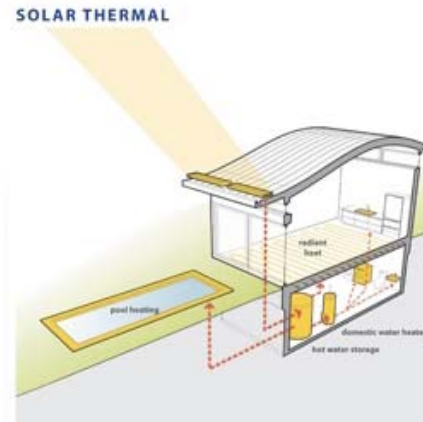
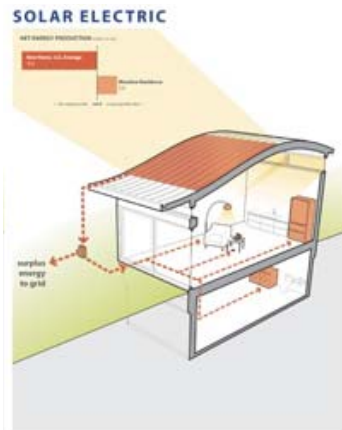
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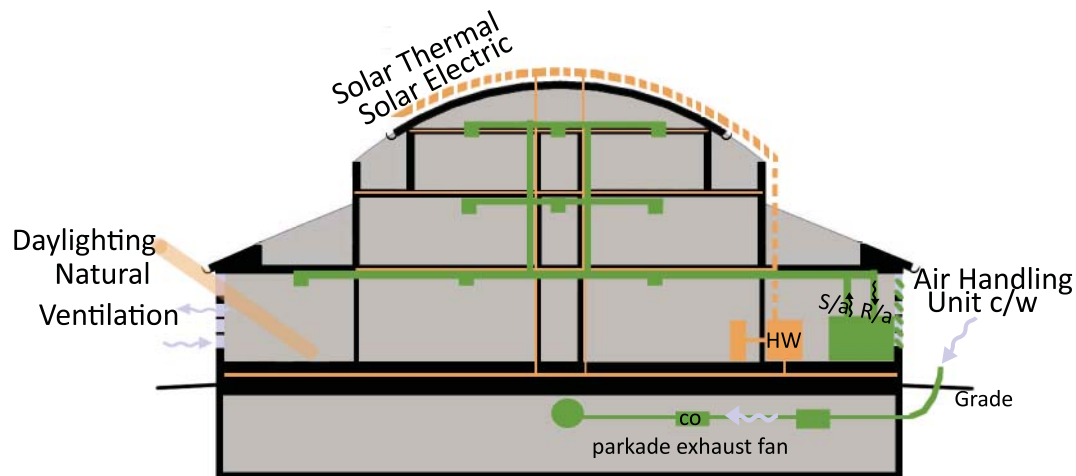
- Light weight steel construction

- Salvaged aluminum Siding

- Rammed Earth (repurposed excavated soils)

-Zinc Roofing (with integrated photovoltaic module)

- Parklex 1000®

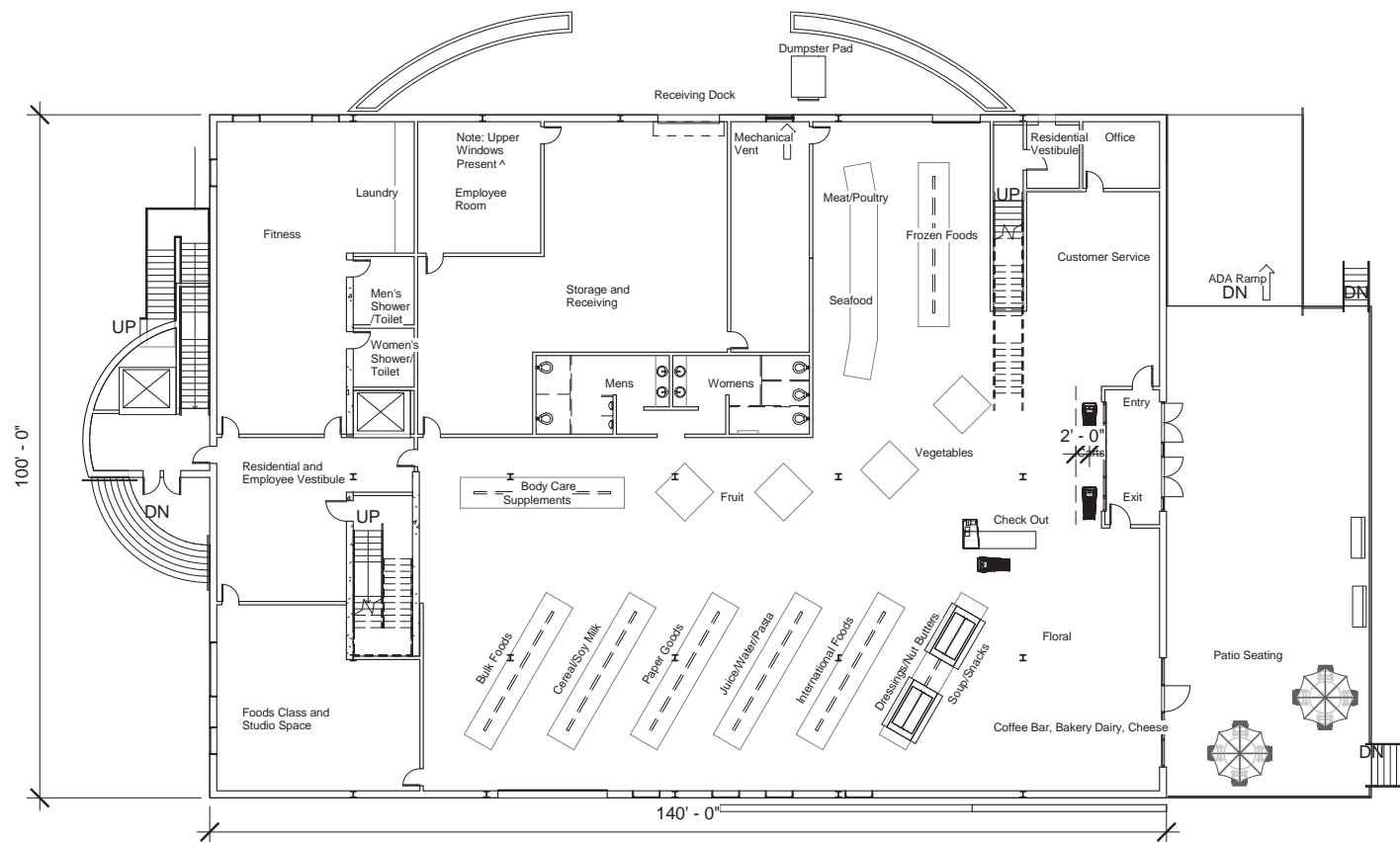


Parklex 1000® is an exterior grade, high performance composite panel finished with specially treated natural timber veneers

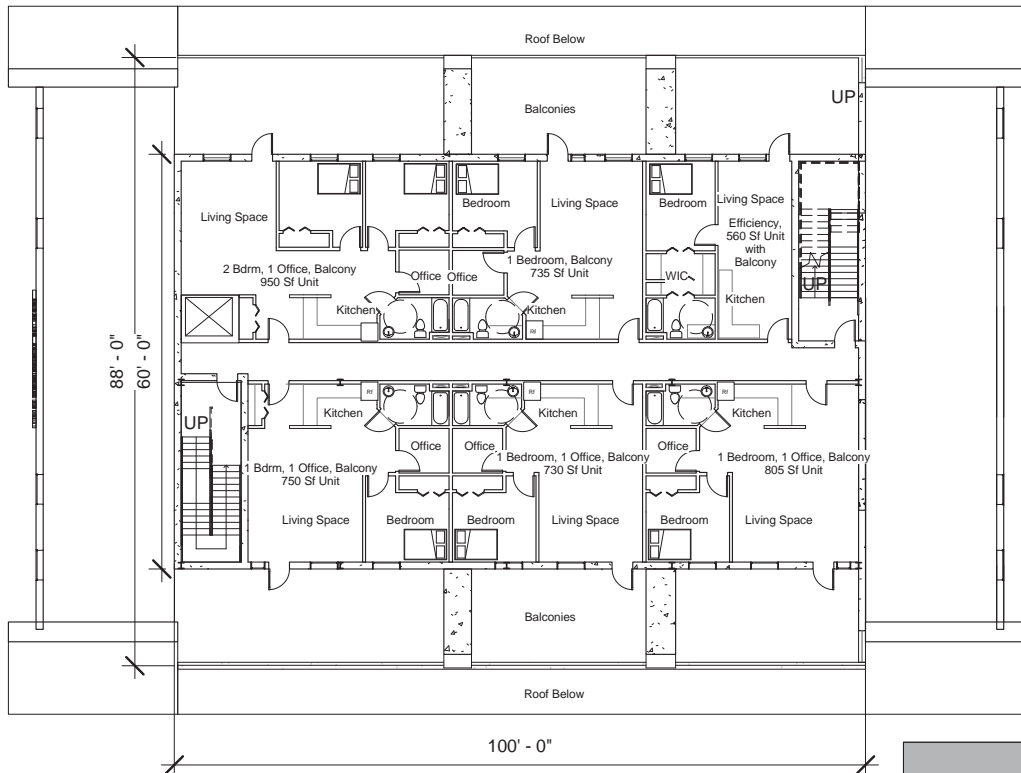
highly resistant to varying climatic conditions, including freeze/thaw, salt spray, dry climate and UV ray exposure. It is non-toxic and resists mold, mildew, fungus and is impervious to termite attack.

# FIRST FLOOR

## PARK MARKET NATURAL FOODS



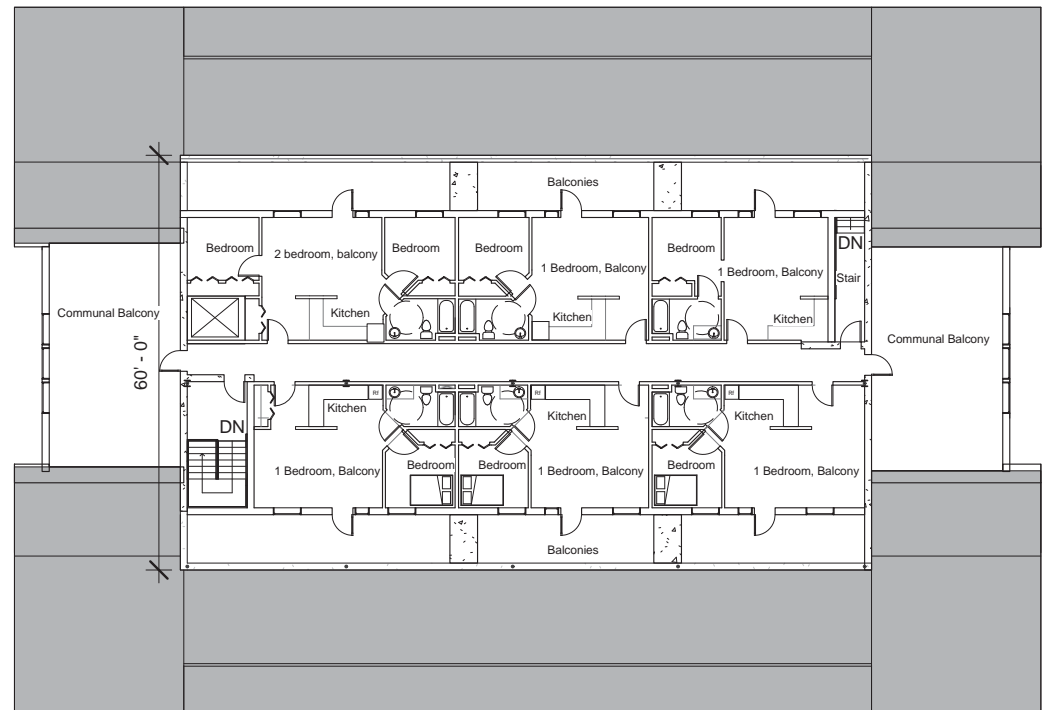




Second Floor

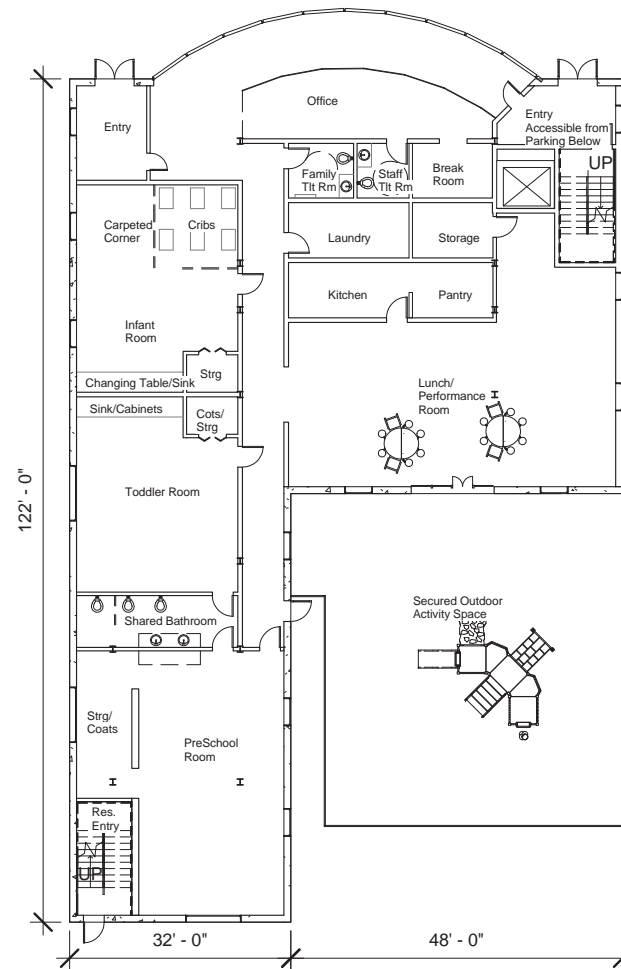
## RESIDENTIAL UNITS

Third Floor

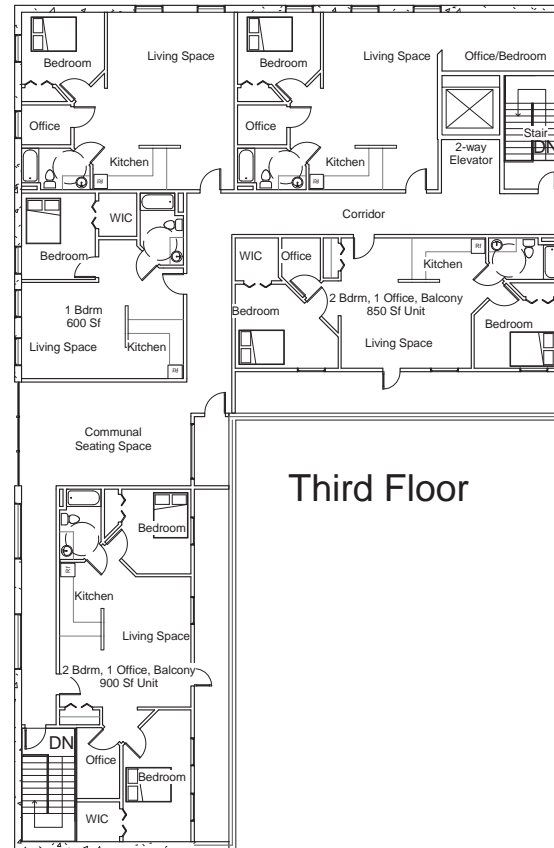
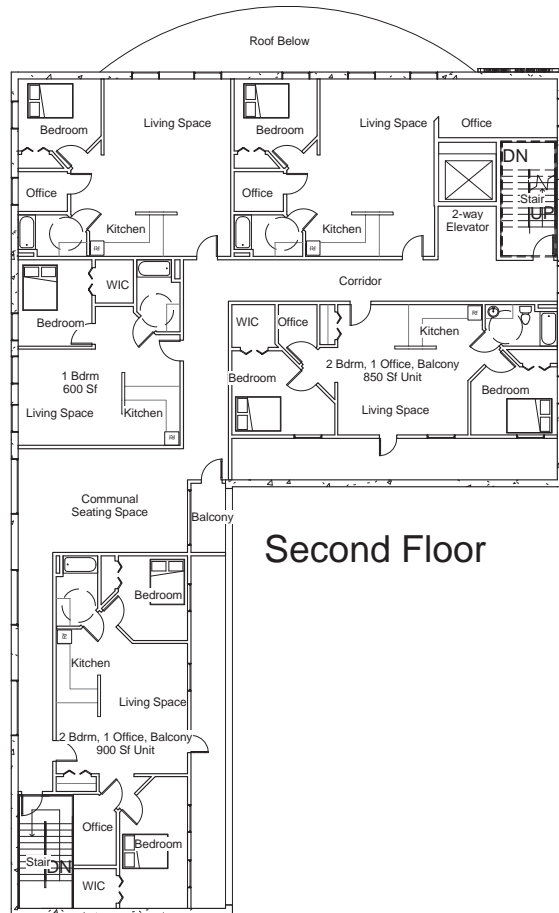


# FIRST FLOOR

## KIDS' PARK DAY CARE



## RESIDENTIAL UNITS



















The emphasis of this design project is to recentralize the residential development of the city of Fargo, resulting in a human-scale, livable environment and improved future planning for new development.

“If these phenomena (derelict mines and buildings, vacant lots, abandoned tenements) are simply regarded with distaste, if our only hope is to hide them or push them farther away from wherever we happen to be, then in time we shall live surrounded by our own excrement. But when we look at waste and scars with interest, we may learn how to integrate them into a continuous cycle of use” (Lynch, 190).



Thank you!

Open for questions, comments, critique...

## Final Design

How do the long-term effects of rapid housing development at a city's perimeter compare to those of adaptive reuse interwoven toward the city center?